





£495,000

To View:

Holland & Odam

Market Place, Somerton

Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk

Local Authority

Somerset Council

03001232224

somerset.gov.uk



Directions

From the Market Place in Somerton, head left onto Broad Street and follow the road until you get to the mini roundabout where you'll turn right, taking the second exit. At the junction turn left onto B3151 and follow the road through Littleton towards Compton Dundon for approximately 3 miles, the land is located on your left.

Description

Full planning permission has been obtained for the construction of this beautiful courtyard development of impressive family homes. Being perfectly positioned on the southern edge of the village and with consent to construct five spacious, architecturally prominent homes, complete with thoughtful open plan living and entertaining spaces, design led interiors and gorgeous country gardens. All two, four and five-bedroomed homes will enjoy stunning open countryside views and are set back from the road within a private courtyard.

The finished properties will be of comfortable proportions and this plot can be acquired with a pre-tendered build contract if desired. All homes will enjoy a tasteful blend of modern architectural features and building methods with a contemporary finish if desired suited to 21st century living, all whilst complementing their surroundings. Location is key and these generous plots are situated in a prime position on the Southern outskirts of Compton Dundon, mid-way along Castlebrook and with outstanding countryside views.

This is a fully consented site for the construction of five dwellings (Planning Reference: 20/02644/REM)

There is the opportunity to acquire this land independently from our client and appoint a highly regarded construction team whose wealth of experience and great eye for detail will deliver exceptional standards throughout and ensure that the process is a seamless one through to completed build and resale. A full breakdown of process and schedule of costs can be provided by Holland & Odam.

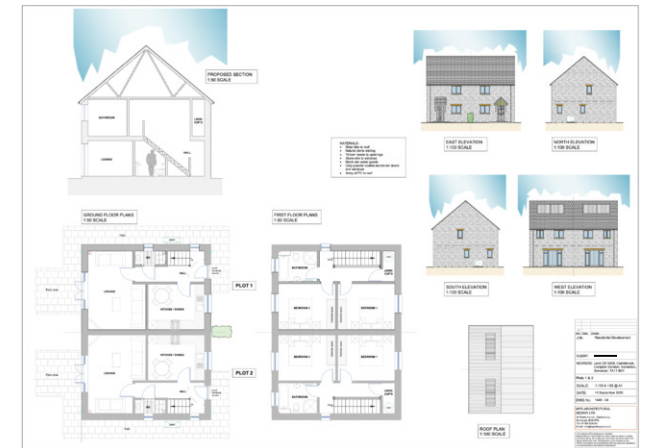
Thoughtfully designed, these beautiful homes will enjoy well-considered layouts, providing impressive living accommodation that is light, generously proportioned throughout and with direct access from their principle rooms onto west-facing gardens. Attractively constructed of natural blue lias stone elevations sat beneath clay tiled and slate roofs, combined with the pinnacle of energy efficiency with air source heatpumps and underfloor heating if desired.

Well positioned within their plots, each new home will enjoy a private situation set back from the road where an expansive driveway will provide ample parking leading up to the garage on each detached house type. At the rear of the properties, considerable size gardens are west facing in their entirety and can be attractively landscaped to your specification, perfect for keen gardeners and families alike and with the possibility of a full width terrace extending from the rear elevation, ideal for entertaining and accessed from the principle living areas of the homes.

Location

Compton Dundon is the perfect village location for keen walkers, having 62 acres of beautifully managed woodland providing stunning viewpoints, landscapes and wildlife yet still convenient for fantastic schools and local shops. The historic centres of Glastonbury and Wells, and Street, home to popular shopping destination Clarks Village are all on your doorstep and being only a ten minute drive to the A37 connecting you to the coast in less than a hour, this Somerset village is proving desirable. Compton Dundon is a highly regarded active village enjoying a pub, the Castlebrook Inn, a super village hall and Church. The thriving town of Street provides an excellent range of shopping facilities, prestigious Millfield School, as well as Crispin secondary school, Strode Sixth Form College, indoor and open air swimming pools, a theatre and choice of pubs and restaurants. The charming town of Somerton is also nearby, a popular market town with plenty of facilities, superb eating places and an art centre. The neighbouring county of Dorset is similarly attractive and offers a beautiful coastline, with Lyme Regis being with 35 miles. Street (Millfield School) 2 miles, Somerton 3.5 miles, Taunton (County Town) 21 miles, Bristol 35 miles, Bath 32 miles, Castle Cary Railway Station (London Paddington) 13 miles, A303 Podimore Junction 7 miles.





- A fantastic development opportunity to construct five generously proportioned new homes
- Superb edge of village setting with outstanding countryside views
- Full planning permission for the construction of five dwellings (Planning Reference: 20/02644/REM)
- With the current scheme approved, this consented site has all Phosphate Mitigation solution in place and all preliminary costs absorbed.





RESIDENTIAL LETTINGS : Holland & Odam offer a comprehensive residential lettings service. Whether you are a landlord or a tenant, please contact any of our offices to discuss your requirements.

FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 785100 and we can arrange a free consultation for you at a time and a place to suit you with The Levels Financial. *

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 : The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. WRITTEN QUOTATIONS ARE AVAILABLE ON REQUEST.